

DESIGN and ACCESS STATEMENT

For:
The creation of a new detached dwelling

At:
Land to Rear of Highground House/ Orchard End,
Barnham,

ON BEHALF OF THE APPLICANT:

Mr & Mrs Bates

April 2021

Office at: Whitchurch- Shropshire and Preston- Lancashire



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Introduction

RPS Design Group Ltd have been appointed as architect and agent on behalf of the applicant, Mr & Mrs Bates, for the submission of a full planning application for a new detached dwelling.

This Design and Access statement has been created to provide additional information, to be read in conjunction with the plans submitted herewith for the application.

The document contains information such as photographic images of the existing site, descriptive text outlining the proposal, the thinking behind the proposal and further information relating to the technical aspects of the site.

Context, Site and Local Area setting

The site is to the South West of Barnham, West Sussex.

To the North of the site is equestrian paddocks, with a railway track running beyond that. To the South and within the site, is a gravel access track, owned by the applicant, with housing beyond the ownership boundary (Highground House and Orchard End). To the West are further paddocks and an equestrian business beyond. To the East are numerous dwellings, including recently approved dwellings, that range from single storey to two storey and hug the entire 'North/ South' boundary upto the railway track.

The site is topographically level and predominantly low quality grass.



Aerial Photo (not to scale) (courtesy of googlemaps) of the site (red edged) and its surround local context.

Context, Site and Local Area setting

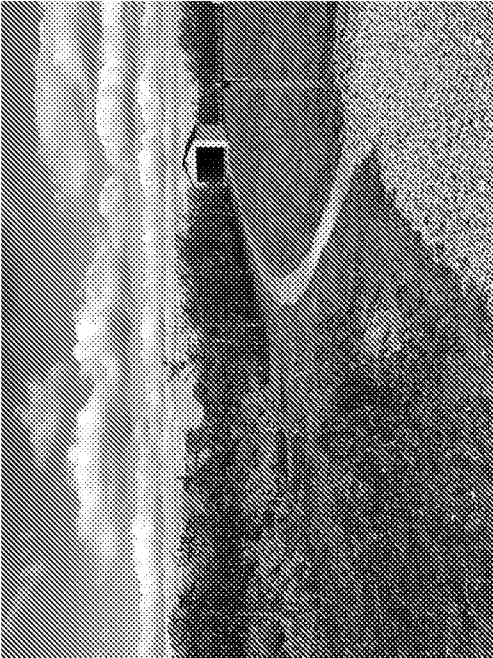
The proposed site, whilst currently predominantly grass covered, is currently classified as children's play area (previously approved planning application BN/67/06), with part of the land (to the South), used as commercial use for car parking arrangements associated with the holiday let cottages.

There is also a building to the South of the site (now outside site ownership), that was previously used as commercial premises. That building is now residential use following a recent successful prior notification procedure.

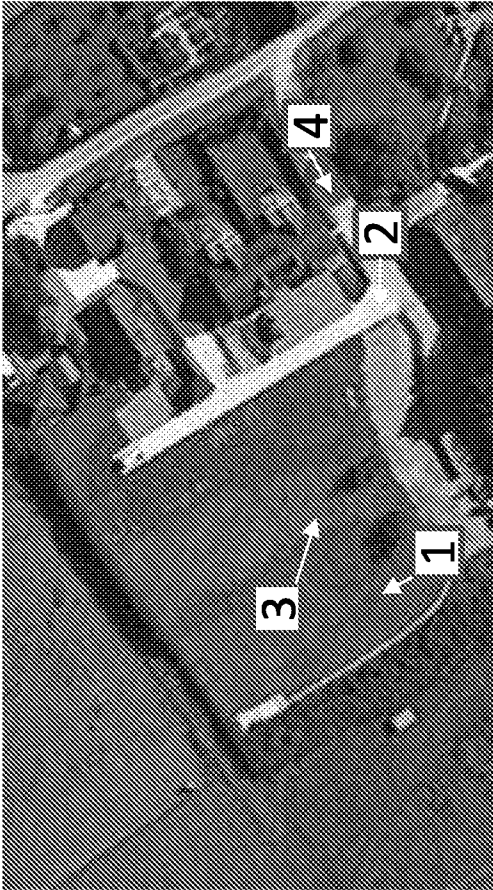
There is evidence of low level car parking lighting still present on the site from this use.



Aerial Photo (not to scale) (courtesy of Land Registry Aerial Photos) of the site showing its previous use.



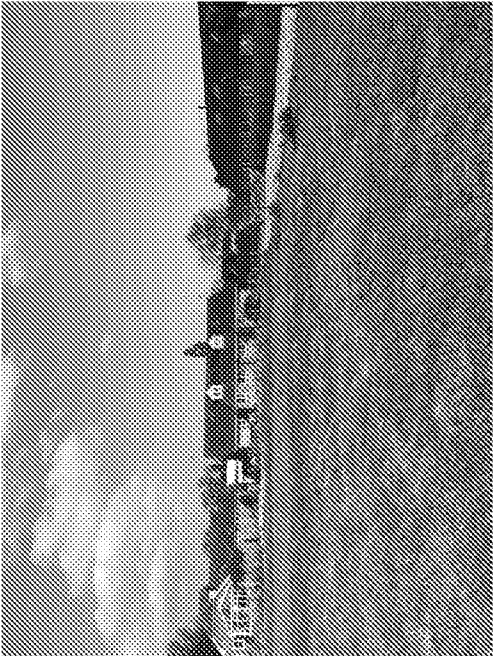
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Aerial View showing photo positions



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With the exception of the semi mature hedgerows to the West and North boundaries, the site possesses reasonably low quality ecological properties. It is however required that any development to be granted provides an ecological gain and therefore the proposed planting of new 'native species' hedgerows, sapling trees and garden shrubs will provide that net gain. Further to that, it is proposed that a number of protected bird and bat boxes be positioned in relevant locations on the site.

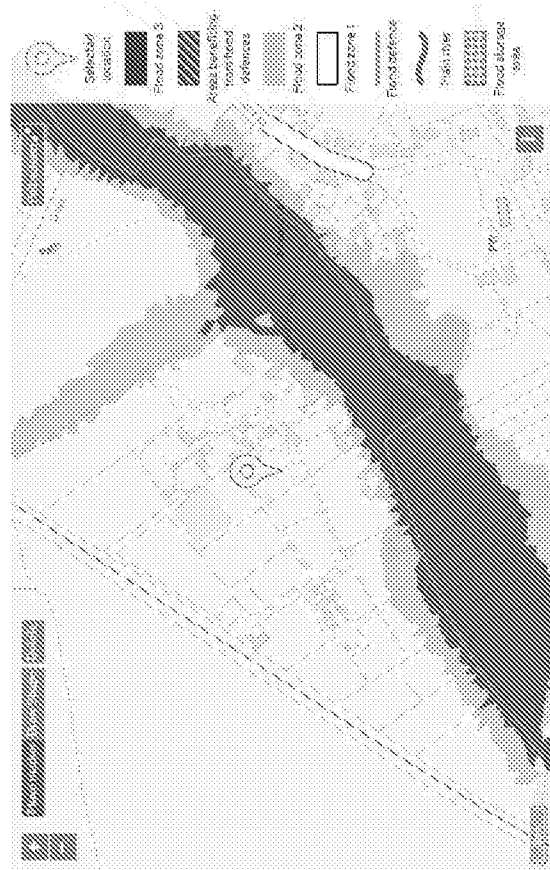
The development site does not have any mature trees directly within its boundaries or on its boundaries, only a few small sapling apple trees on the West boundary. An Arboricultural Impact Assessment/ Method Statement and its subsequent Tree Constraints Plan and Tree Protection Plan have been included with the application. Protection is shown to trees on the shared ownership vehicular (private access) route and to some boundary hedgerows.

A Preliminary Ecological Appraisal has been undertaken and included with the application. Enhancement opportunities have been suggested and annotated on the architectural drawings. These suggestions amount to native shrub species, flowering species known to encourage insect diversity, wildflower planting, a wall mounted Bat Box and a wall mounted bird box.

Flood Risk & Overarching Drainage Strategy

Having checked the gov.uk national flood mapping service, the site is located in Flood Zone 1, as shown in this extract.

Residential development is classed as 'More Vulnerable' as stated within table 2, Flood risk Vulnerability Classification of the Technical Guidance to the NPPF.



Surface water drainage accumulated from the proposed dwelling roof and its surrounding hardstanding areas will be collected via underground drainage and taken to an on-site proposed soakaway crate system for trickle percolation locally on the site. The total hardstanding surface area has been calculated at 500sqm. Therefore the soakaway size has been currently designed to receive 8.3m3 of water storage. The soakaways proposed position is 2.5m from any surrounding boundaries and 5m away from the proposed dwelling.

Foul water from the proposed dwelling will be taken into the existing public sewer positioned within the unadopted road.

Sustainability & Transportation and Travel

The development will reach and surpass minimum building regulation (part L1A) requirements for energy use, (TER and TSEE ratings/ U-value figures) ensuring that all proposed thermal elements are sustainably sourced.

The development will have a new combination boiler providing a radiator 'zone control' system and underfloor heating system with a minimum 89% efficiency set-up.

The development will have proposed lighting that will be energy efficiency lighting or if required led insert lighting capable of achieving greater than 45 lumens/ circuit watt, provided to 100% of all fittings.

Sanitaryware fittings, including spray taps, dual flushing systems etc., within the dwelling will ensure that the maximum daily allowance per person for water usage is not surpassed, as outlined within the building regulation Part G. It is envisaged at this stage that around 110/ 120 litres per person per day will be allowed for.

Electric vehicle charging unit will be installed at the top of the proposed driveway.

The development site is located approximately 0.8 miles from the centre of Barham village. There is a train station that is within a walkable distance, around 15minutes by foot, with direct links to most local urban areas.

A local bus service is available, again within walking distance of the development site.

A well established network of local cycle paths are present within 0.3 miles of the development site.

The Arun Local Plan was Adopted in July 2018 and is used, together with the NPPF to establish whether the development proposal is acceptable or not.

Policies such as:

- SD SP1 Sustainable development;
- C SP1 Countryside;
- SP3 Rural housing and exception sites;
- DM2 Internal Space Standards etc,

..as well as others give guidance to the decision makers.

There are numerous local planning precedents within the local vicinity, whereby numerous dwellings have been granted planning, some of which are positioned on sites such as that associated with this application, i.e. outside notional development boundaries.

Given the councils recent difficulty with demonstrating a 5 year housing land supply and its recommendation in favour of sustainable development (in terms of Economical, Social and Environmental aspects as per the cord attributes of the NPPF), until it can demonstrate accordance with its 5 year target, it is deemed this site, with its sustainable attributes as noted in the upcoming pages, will provide a site which the council should support for housing purposes.

Previous, local planning applications that are relevant to this application are;

- BN/2/15/PD;
- BN/12/17/PD;
- BN/50/18/PL;
- BN/10/16/PL;
- BN/154/20/HH;
- BN/17/12/PL (most relevant planning application, associated with 1 no. dwelling called 'The Cottage' – currently undecided)
- AL/34/20/PL

This application takes its precedents from those previously approved.

A summary of the proposal:

- Creation of a new, detached, 1 and a half storey dwelling, 3 bed dwellings (meeting minimum National space standards), with 2+ car parking spaces and external dwelling curtilage/ amenity area.
- Orientation of the dwelling is front elevation facing South positioned 25m from the recently converted dwelling to the South, with gable ends facing East/ West, without apertures, meaning no overlooking/ privacy concerns.
- Pedestrian and vehicular access from private unadopted road, leading to adopted Highway (Church Lane).
- Positioned outside of floor risk and within flood zone 1.
- Creation of on site surface water soakaway set-up. Foul drainage to be taken into public sewer system.
- Inclusion of net gain of local species trees, hedgerows and shrubs and protected species wall mounted roosting boxes.

When designing dwelling buildings, it is important that any particular access problems are recognised and ways to remove any obstacles that may arise are undertaken in order that people can gain access throughout the building.

People with disabilities, as well as people with prams and push-chairs, young children and some elderly people, have particular difficulties in dealing with buildings designed for the able bodied.

Level access is achieved throughout the ground floor level from.

Movement around the external grounds has been considered and overall, very accessible within the existing site boundary.

The proposed dwelling will include all items associated with building regulations part M, such as 300mm nib to all proposed ground floor doors to the leading edge when opening the door towards you is achievable, etc.,.

A ground floor shower room/ WCs has been allowed for and adequate access widths throughout the ground floor building is achievable as well as all proposed electrical switches to be positioned at heights in accordance with Part M of the building regulations.

The dwelling will be designed with commitment to achieving a lifetime home standard, meaning that the layout will go above and beyond Part M of the building regulations, providing future ground level bedroom and washroom accommodation etc.,.

The proposed dwelling is easily accessible for all emergency vehicles, and within fire fighting reaching requirements.

This Design and Access Statement relates to the proposed application for the creation of a new, detached, 1 and a half storey dwelling, with adequate on site vehicular car parking provision provided.

The development site is currently classified as children's play area (previously granted planning application BN/67/06), covered predominantly in grass. There are also the remains of a previously used commercial parking area to the South aspect of the site.

The site is to the rear of Highground House/ Orchard End, accessed via an unadopted access road to a junction with the adopted highway (Church Lane).

The dwelling, whilst outside the notional development boundary of Barnham, is within a sustainable location, is to be build on residential curtilage land (previous childrens play area) and will meet all NPPF and local policy sustainability principles.

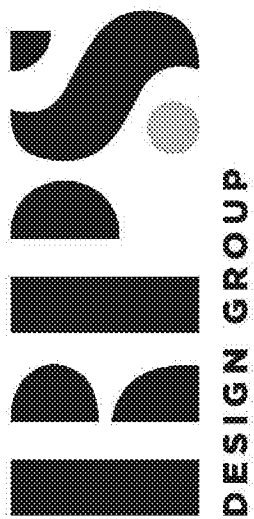
There are no flood risk concerns, drainage (both surface and foul) are proposed to be managed within curtilage, an arboricultural impact assessment has not identified any concerns and a net gain in ecological measures be provided. Mitigation measures in the form of 1 bat box and 1 protected bird box will be provided for protected species.

This document should be read in conjunction with the drawings submitted, and any additional supporting statements specially prepared for this application.

The design team feels that the proposal compliments the existing surrounding urban fabric with massing mimicking local building structures.

The scale, massing and orientation of the proposed development is felt to respect surrounding structures and offers simple but high quality architectural composition.

Acceptable amenity space has been allowed for around the dwelling.



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